

APPENDIX 1

College Station Capital Improvement Program Schedule Approved and Funded Projects (Not Prioritized)

FY 2003

1.	Lick Creek Park Development, Phase I 1998 Bond, TPWD Trails Grant	\$458,000 \$80,000
2.	Southwood Park Improvements 1998 Bond	\$119,000
3.	Veterans Park and Athletic Complex 1998 Bond	\$3,038,000
4.	Central Park Trail Lighting 1998 Bond	\$17,000
5.	Thomas Pool Renovation FY 02 General Fund	\$277,255
6.	Thomas Pool Shade Cover 1998 Bond	\$19,000
7.	Bee Creek Light Pole Replacement 1998 Bond	\$68,000
8.	Lincoln Center Expansion Design Fees C.D.B.G.	\$50,000
9.	Anderson Playground Replacement FY 02 Replacement Account	\$30,000
10.	Hensel Park Playground Replacement FY 03 Replacement Account	\$30,000
11.	Bee Creek Batting Cage & Backstops FY 03	\$25,000
12.	Central Softball Field Improvements & Southwood Athletic Park Improvements Field Redevelopment Fund	\$31,400
13.	Southwood Athletic Park Soccer Fence	\$12,000

14. Thomas and Adamson Pool Overhead Lighting	\$16,000
---	----------

TOTAL:	\$4,270,655
---------------	--------------------

APPENDIX 2

Park Land Dedication Fund FY 2003 Projects (Parks & Recreation Board Review 9/10/02)

ZONE 1 ~ \$168,288

Funding for the Northgate area. Possible acquisition for a Northgate Park.

ZONE 2 ~ \$0

ZONE 3 ~ \$131,322

Funding reserved for the Wolf Pen Creek Trails Project.

ZONE 4 ~ \$20,673

Possible improvements (benches, sidewalks) to Raintree or Windwood Park.

ZONE 5 ~ \$170,948

Some of the intergenerational features listed here suggested in a report presented by CSPARD and Texas A&M University Recreation, Park, and Tourism Sciences Department in May 2001 (Vision Statement #2, Strategy #2.a.).

1. Edelweiss Park

Pedestrian bridge	\$10,000
Vegetation screening	\$5,000
2. Southwood Athletic Park

Cover playgrounds	\$20,000
-------------------	----------
3. Brothers Pond, Georgie K. Fitch, and Jack & Dorothy Miller Parks

Benches (25)	\$25,000
--------------	----------
4. Southwood Athletic Complex

Improvements	
Sidewalks from new neighborhoods to the south	

5. Jack & Dorothy Miller Park
Rubber cushioned surfacing for playgrounds
6. Longmire Park
Improvements
Playground, sidewalks, picnic unit

ZONE 6 ~ \$88,062

Some of the intergenerational projects suggested are listed in the report by CSPARD and TAMU RPTS class in May 2001 (Vision Statement #2, Strategy #2a.)

- | | |
|---|----------|
| 1. Rubber cushioned surfacing for South Knoll jogging track | \$8,000 |
| 2. Anderson Park
Additional sidewalk and benches (5) | \$30,000 |
| 3. Bee Creek Park
Benches (5) | \$10,000 |
| 4. Anderson Park
Swing set | \$10,000 |
| 5. Gabbard Park
Sidewalk | \$35,000 |

ZONE 7 ~ \$702,440

Reserved for development of Woodway Park

ZONE 8 ~ \$693

ZONE 9 ~ \$0

ZONE 10 ~ \$111,320

Recommended for development of Shenandoah Park

ZONE 11 ~ \$17,161

Funds from Stone Forest Subdivision. Recommended for additional improvements to Pebble Creek Park.

APPENDIX 3

Park Land Dedication Ordinance

ORDINANCE NO. 2368

AN ORDINANCE REPLACING "CHAPTER 9 SUBDIVISIONS, SECTION 10, REQUIREMENTS FOR PARK LAND DEDICATION" OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, WITH THAT SET OUT BELOW IN EXHIBIT "A"; PROVIDING A SEVERABILITY CLAUSE; AND DECLARING A PENALTY.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

- PART 1: That "Chapter 9 Subdivisions, Section 10, Requirements for Park Land Dedication", of the Code of Ordinances of the City of College Station, Texas, be replaced with that set out in Exhibit "A", attached hereto and made a part of this ordinance for all purposes.
- PART 2: That if any provisions of any section of this ordinance shall be held to be void or unconstitutional, such holding shall in no way effect the validity of the remaining provisions or sections of this ordinance, which shall remain in full force and effect.
- PART 3: That any person, firm, or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than Twenty-five Dollars (\$25.00) nor more than Two Thousand Dollars (\$2,000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective six (6) months after its publication in the newspaper, as provided by Section 35 of the Charter of the City of College Station.

PASSED, ADOPTED and APPROVED this 14th day of January, 1999.

ATTEST:

APPROVED:

/s/ Connie Hooks
CONNIE HOOKS, City Secretary

/s/ Lynn McIlhaney
LYNN McILHANEY, Mayor

/s/ Harvey Cargill, Jr.
HARVEY CARGILL, City Attorney

SECTION 10: REQUIREMENTS FOR PARK LAND DEDICATION

10-A. Purpose

- 10-A.1 This section is adopted to provide recreational areas in the form of neighborhood parks as a function of subdivision and site development in the City of College Station. This section is enacted in accordance with the home rule powers of the City of College Station, granted under the Texas Constitution, and the statutes of the State of Texas, including, but not by way of limitation, Texas Local Gov't Code Chapter 212 (Vernon 1988; Vernon Supp. 1999). It is hereby declared by the City Council that recreational areas in the form of neighborhood parks are necessary and in the public welfare, and that the only adequate procedure to provide for same is by integrating such a requirement into the procedure for planning and developing property or subdivisions in the city, whether such development consists of new construction on vacant land or rebuilding and remodeling of structures on existing residential property.
- 10-A.2 Neighborhood parks are those parks providing for a variety of outdoor recreational opportunities and located within convenient distances from a majority of the residences to be served thereby. The park zones established by the Parks and Recreation Department and shown on the official Parks and Recreation map for the City of College Station shall be prima facie proof that any park located therein is within such a convenient distance from any residence located therein. The primary cost of neighborhood parks should be borne by the ultimate residential property owners who, by reason of the proximity of their property to such parks, shall be the primary beneficiaries of such facilities.

Therefore, the following requirements are adopted to effect the purposes stated above and shall apply to any land to be used for residential purposes:

10-B. General Requirement

Dedications shall cover both land and development costs for neighborhood parkland for all types of residential development.

10-B-1 Land Dedication

Whenever a final plat is filed of record with the County Clerk of Brazos County for development of a residential area in accordance with the planning and zoning regulations of the City, such plat shall contain a clear fee simple dedication of an area of land to the City for park purposes. For single family developments this area shall be equal to one (1) acre for each one hundred and one (101) proposed dwelling units. For duplex and other multi-family development this area shall be equal to one (1) acre for each one hundred and twenty-five (125) proposed dwelling units. *For methodology refer to Appendix 1 attached herein and incorporated and made a part of this ordinance for all purposes.*

Any proposed plat submitted to the City for approval shall show the area proposed to be dedicated under this section. The required land dedication of this subsection may be met by a payment of money in lieu of land when permitted or required by the other provisions of this section.

In the event a plat is not required this dedication shall be met prior to the issuance of a building permit.

10-B.2 Fee in Lieu of Land

A land owner responsible for dedication under this section may elect to meet the requirements of 10-B.1. in whole or in part by a cash payment in lieu of land, in the amount set forth below. Before making this election, the land owner must obtain approval for the cash payment in lieu of land from the Planning & Zoning Commission pursuant to the plat approval procedures set out in Chapter 9, Section 6. Such payment in lieu of land shall be made at or prior to the time of filing the final plat for record at the Courthouse or prior to the issuance of a building permit where a plat is not required.

The fee in lieu of land dedication requirement shall be met by a payment of a fee set from time to time by resolution by the City Council, sufficient to acquire neighborhood parkland. Unless changed by the City Council, such per-acre price shall be computed on the basis of one hundred and ninety-eight dollars (\$198) per dwelling unit for single family development and one hundred and sixty dollars (\$160) per dwelling unit for duplex and multi-family development. *Refer to Appendix 1.* Cash payments may be used only for acquisition or development of a neighborhood park located within the same zone as the development.

10-B.3 Park Development Fee

In addition to the land dedication, there shall also be a fee set from time to time by resolution of the City Council sufficient to provide for development of the land to meet the standards for a neighborhood park to serve the zone in which such development is located. Unless changed by City Council this per-acre fee shall be computed on the basis of three hundred and fifty-eight dollars (\$358) per dwelling unit for single family developments and two hundred and ninety-two (\$292) for duplex and multi-family developments. *Refer to Appendix 1. Cash payments may be used only for development or acquisition of a neighborhood park located within the same zone as the development.*

10-B.4 Park Development in Lieu of Fee

A developer has the option to construct the neighborhood park improvements in lieu of the park development fee. Development plans and specifications shall be reviewed and approved by the Parks and Recreation Advisory Board. All improvements shall either be financially guaranteed or accepted by the City prior to the filing of a plat in the case of platted developments or prior to issuance of certificates of occupancy in the event that platting is not required. The process of financial guarantee shall be the same as that found in section 7 of the Subdivision Regulations and shall be used whether a plat is required or not. Once improvements are accepted by the City the developer shall deed the property and improvements to the City.

10-B.5 In instances where an area of less than five (5) acres is required to be dedicated, the Planning and Zoning Commission shall have the right to accept the dedication for approval on the final plat, or to refuse same, after consideration of the recommendation of the Parks and Recreation Advisory Board. The City shall have the right to require payment of cash in lieu of land in the amount provided above, if it determines that sufficient park area is already in the public domain in the area of the proposed development, or if the recreation potential for that zone would be better served by expanding or improving existing parks.

10-B.6 The dedication required by this section shall be made by filing of the final plat or contemporaneously by separate instrument unless additional dedication is required subsequent to the filing of the final plat. If the actual number of completed dwelling units exceeds the figure upon which the original dedication was based, such additional dedication shall be required, and shall be made by payment of the cash in lieu of land amount provided above, or by the conveyance of an entire numbered lot to the City. For multi-family development or development where parkland was neither previously dedicated nor payment made with the filing of a plat, the additional dedication or payment in lieu of land required by this section shall be made at the time of the building permit application.

10-B.7 The City may from time to time decide to purchase land for parks in or near the area of actual or potential development. If the City does purchase park land in a park zone, the City shall have the right to require subsequent park land dedications for that zone to be in cash only. This will be to reimburse the City its purchase cost. Once the City has been reimbursed entirely for all such park land within a park zone, this subsection shall cease to apply, and the other subsections of this section shall again be applicable.

10-C Prior Dedication; Absence of Prior Dedication

10-C.1 Credit shall be given for land and/or money dedicated pursuant to Ordinance 690 or 983.

10-C.2 If a dedication requirement arose prior to passage of this section, that dedication requirement shall be controlled by the ordinance in effect at the time such obligation arose, except that additional dedication shall be required if the actual density of structures constructed upon property is greater than the former assumed density. Additional dedication shall be required only for the increase in density and shall be based upon the ratio set forth in 10-B. of this section.

10-C.3 At the discretion of the Planning & Zoning Commission, any former gift of land to the City may be credited on a per acre basis toward eventual land dedication requirements imposed on the donor of such lands. The Planning and Zoning Commission shall consider the recommendation of the Parks and Recreation Advisory Board in exercising its discretion under this subsection.

10-D Special Fund; Right to Refund

10-D.1 There is hereby established a special fund for the deposit of all sums paid in lieu of land dedication under this section or any preceding ordinance, which fund shall be known as the park land dedication fund.

10-D.2 The City shall account for all sums paid in lieu of land dedication under this section with reference to the individual plats involved. Any funds paid for such purposes must be expended by the City within five (5) years from the date received by the City for acquisition and/or development of a neighborhood park as defined herein. Such funds shall be considered to be spent on a first in, first out basis. If not so

expended, the owners of the property on the last day of such period shall be entitled to a prorata refund of such sum, computed on a square footage of area basis. The owners of such property must request such refund within one (1) year of entitlement, in writing, or such right shall be barred.

10-E Comprehensive Plan Considerations

- 10-E.1 The Park and Open Space Plan is intended to provide the College Station Parks and Recreation Advisory Board with a guide upon which to base future decisions. Because of the need to consider specific characteristics in the site selection process, the park locations indicated on the Plan are general. The actual locations, sizes, and number of parks will be determined when development occurs. The Plan will also be used to locate desirable park sites before development occurs, and those sites may be purchased by the City or received as donations.
- 10-E.2 Park Zones are established by the City's Comprehensive Plan and are configured to indicate service areas for neighborhood parks. Zone boundaries are established that follow key topographic features such as major thoroughfares, streams, and city limit lines.

10-F Additional Requirements: Definitions

- 10-F.1 Any land dedicated to the city under this section must be suitable for park and recreation uses. Consideration will be given to land that is in the floodplain or may be considered "floodable" even though not in a federally regulated floodplain as long as, due to its elevation, it is suitable for park improvements.
- (a) Neighborhood park sites should be adjacent to residential areas in a manner that serves the greatest number of users.
 - (b) Neighborhood park sites should be located so that users are not required to cross arterial roadways to access them.
 - (c) Sites should not be severely sloping or have unusual topography which would render the land unusable for organized recreational activities.
 - (d) Sites should have existing trees or other scenic elements.
 - (e) Detention / retention areas will not be accepted as part of the required dedication, but may be accepted in addition to the required dedication. If accepted as part of the park, the detention / retention area design must be approved by the City staff and must meet specific parks specifications.
- 10-F.2 Parks should be easy to access and open to public view so as to benefit area development, enhance the visual character of the city, protect public safety and minimize conflict with adjacent land uses. The following guidelines should be used in designing parks and adjacent development.
- (a) Where physically feasible, park sites should be located adjacent to greenways and/or schools in order to encourage both shared facilities and the potential co-development of new sites.
 - (b) A proposed subdivision adjacent to a park may not be designed to restrict reasonable access to the park from other area subdivisions. Street and greenways connections to existing or future adjoining subdivisions may be required to provide reasonable access to parks.
 - (c) Where a non-residential use must directly abut a park, the use must be separated by a screening wall or fence and landscaping. Access points to the park may be allowed by the Planning and Zoning Commission if public benefit is established.
 - (d) It is desirable that a minimum of fifty percent (50%) of the perimeter of a park should abut a public street. In all cases, the City shall approve the proposed street alignment fronting on city parks.
 - (e) Streets abutting a park shall be built in accordance with the thoroughfare plan and the standards of this ordinance; however, the City may require any residential street built adjacent to a park to be constructed to collector width to ensure access and prevent traffic congestion. Developer may request oversize participation in such instance.

10-G. Consideration and Approval

Any proposal considered by the Planning and Zoning Commission under this section shall have been reviewed by the Parks and Recreation Advisory Board and its recommendation given to the Commission. The Commission may make a decision contrary to such recommendations only by a concurring vote of at least five (5) members.

10-H. Review of Dedication Requirements

The City shall review the fees set forth in this section every three (3) years. The City shall take into account inflation as it affects land and park development costs as well as the City's targeted level of service for parkland per one thousand population. Fees shall be set by resolution of the City Council.

(As amended by Ordinance No. 2546 dated January 24, 2002)

APPENDIX 4

Park Land Dedication Fee Methodology

I. Current Level of Service

7 Acres Neighborhood & Community Park Land per 1,000 Population
3.5 Acres per 1,000 (Neighborhood Parks)
3.5 Acres per 1,000 (Community Parks)

II. Land Requirements

Neighborhood Parks
3.5 Acres/1,000
1 Acre per 285 people

2000 CENSUS Figures - Total Population - 67,890

2.80 Persons per Household (PPH) for Single Family and 2.28 Persons per Household for Multi-Family based on census information for owner and renter occupied units. The overall average from the Census is 2.52 persons per household (dwelling unit).

SINGLE FAMILY

285 people / 2.80 PPH = 101 DUs
1 Acre per 101 DUs

MULTI-FAMILY

285 people / 2.28 PPH = 125 DUs
1 Acre per 125 DUs

III. Neighborhood Park Acquisition Costs (Determines Fee in Lieu of Land)

(Assumption) 1 acre costs \$ 20,000 to purchase

SINGLE FAMILY

\$20,000 / 101 DUs = \$198 per DU

MULTI-FAMILY

\$20,000 / 125 DUs = \$160 per DU

IV. Neighborhood Park Development Costs (Determines Fee for Development)

- Cost of Average Neighborhood Park in College Station is \$300,000.
- One Neighborhood parks serves 2,341 people based on a Census population of 67,890 being served by 29 parks (count includes neighborhood parks and 6 mini parks).
- It costs \$128 per person to develop an average intergenerational neighborhood park.

Single Family

\$128.00 X 2.80 PPH = \$358 per DU

Multi-Family

\$128.00 X 2.28 PPH = \$292 per DU

V. Total Fee

Single Family

\$198 + \$358 = **\$556**

Multi-Family

\$160 + \$292 = **\$452**

APPENDIX 5

Strategic Goals and General Objectives Indirectly Related to Recreation, Park, and Open Space

The following strategic goals and general objectives from College Station's Comprehensive Plan relate to the city's provision of parks, recreation, and open space. They have been updated to reflect changes that have occurred since the adoption of the Comprehensive Plan in 1997.

Section 2.03 - Land Use Goals and Objectives

Strategic Goal #5 - College Station should encourage development that is in harmony with the environment.

General Objective 5.1 - College Station should prohibit reclamation of the floodway associated with Carter Creek, Lick Creek, Wolf Pen Creek, and the Brazos River in order to prevent upstream flooding, avoid long term structural and erosion problems associated with floodplain reclamation, and to provide a city wide network of natural open space.

General Objective 5.3 - College Station should continue to comply with all existing and future State and Federal regulations that identify and protect natural areas.

General Objective 5.4 - College Station may consider new land uses and development patterns that were not anticipated by the Comprehensive Plan, provided these new land uses and development patterns are compatible with the environment and any surrounding development.

Strategic Goal #7 - College Station should continue to designate open space and public space areas for recreation and preservation uses.

General Objective 7.1 - College Station should maintain its park land donation/purchase policy to allow "cash in lieu of land" payments to be escrowed for a maximum of five years. The dedication ordinance should be updated every three years to stay current.

General Objective 7.2 - College Station should continue to provide recreational opportunities in new neighborhoods and other developed and

“urbanized” areas, such as Northgate.

General Objective 7.3 - College Station should continue to develop and maintain future parks and recreation areas jointly with other public agencies, when possible, including the College Station Independent School District, the Bryan Independent School District, Texas A&M University, the City of Bryan, and Brazos County.

Strategic Goal #8 - College Station should designate special districts and corridors in the City limits for unique types of development.

General Objective 8.1 - College Station should continue to allow development of the Wolf Pen Creek District with recreational, retail, office, and residential uses.

General Objective 8.2 - College Station should continue the development of the Tarrow Park Corridor.

Strategic Goal #10 - College Station should monitor growth over the next 20 years to assure that the Comprehensive Plan is kept current.

General Objective 10.1 - College Station should review and update the Comprehensive Plan as warranted based on changes in population growth, A&M enrollment policies, and economic development.

General Objective 10.2 - College Station should review and update the Recreation, Park, and Open Space Master Plan every three years.

Section 2.05 - Community Appearance Goals and Objectives

Strategic Goal #1 - College Station should continue to promote a beautiful and safe environment.

General Objective 1.1 - College Station should continue to improve and maintain the appearance of its municipal properties.

General Objective 1.3 - College Station should develop and encourage innovative solutions that are aesthetically pleasing and environmentally sensitive to abate flooding and drainage problems in the City.

General Objective 1.6 - College Station should continue to implement its street tree planting program in coordination with the Streetscape Plan (as previously adopted by the City Council).

Section 2.07 - Transportation Goals and Objectives*

Strategic Goal #1 - College Station should balance the development of all modes of transportation to assure the fast, convenient, efficient and safe movement of people and goods to, from, and within the community while continuing to protect the integrity of neighborhoods.

General Objective 1.3 - College Station should continue to develop adequate, safe systems for pedestrian and bicycle movement between neighborhoods, schools, parks, retail/office areas, and the University.

*These goals and objectives relate to the city's planned provision of greenways and natural corridors, which will link parks to one another and to residential areas. A system of bike and pedestrian trails is foreseen for the city's future greenways.

Strategic Goal #2 - College Station should continue to ensure the development, maintenance and operation of a safe, efficient and effective transportation system to serve the City.

General Objective 2.4 - College Station should continue to provide a system of bikeways and walkways throughout the City and provide incentives for the use of non-motorized transport. The City should also continue to revise and update its Citywide Bikeway Master Plan.

Strategic Goal #5 - College Station should provide for the safe movement of pedestrians and bicyclists within College Station.

General Objective 5.5 - College Station should continue to provide bikeways between residential areas, parks, schools, the University, and retail/employment centers.

APPENDIX 6

City of College Station Parks and Recreation Advisory Board Fiscal Year 2003 Goals and Objectives (*Not Prioritized*)

(● *Completed goals*)

Establish policies and standards for re-appraisal of existing parks, facilities, and services offered by the Department

- Review quarterly park maintenance standards reports and develop recommendations regarding levels of service (VS2S1.a). (*First quarter review - January 14, 2003.*)
- Develop a long-term replacement schedule for playgrounds, court surfacing, and other key facilities (VS2S1.a)
- Evaluate all leisure service programs offered by the Department and develop recommendations for improvements (VS2S2.b). (*In progress.*)
- Develop recommendations for implementation of an Urban Forest Management Plan (VS2S1.b). (*Plan presented to Council on September 26, 2002.*)

Provide more interaction between Parks and Recreation Advisory Board and Planning and Zoning Commission, and shared vision with the City Council

- Monitor status of Unified Development Ordinance (VS3S1.a)
- Conduct a joint meeting with the City Council to discuss Board goals and objectives.
(*October 24, 2002*)
- Conduct a joint meeting with the City Council to report on the progress of Board goals and objectives
- Conduct a joint meeting with the Planning and Zoning Commission to discuss Board goals and objectives and other issues. (*Scheduled for March 6, 2003.*)

Provide oversight for the implementation of the Capital Improvement Program

- Woodway Park site plan approval
- Shenandoah Park site plan approval
- **Develop a plan for the use of existing Park Land Dedication Funds** (*September 10, 2002*)
- Lincoln Center/Tarrow Park site plan approval. (*Presentation of survey to Board on November 12th. A joint meeting is being scheduled for mid-February between the Parks and Recreation Advisory Board and the Lincoln Center Advisory Board.*)
- Complete all remaining 1998 Bond Fund projects

Provide planning and coordination for the 2003 Bond Election (VS2S2.e)

- Review and update submitted CIP list
- Develop additional recommendations for the CIP
- Staff/Board presentation to the Citizens Bond Committee

Review and update the Recreation, Park, and Open Space Master Plan (VS3S2.d)

- Staff review and update of the current Master Plan, Section I ~ Introduction (*September 2002*)
- Staff review and update of

(September 2002)

- Staff review and update of Section VI ~ Needs Assessment and Identification *(September 2002)*
- Board subcommittee review and comments regarding proposed updates for Section I, IV, and VI *(October 2002)*
- Board subcommittee review and comments regarding Section VII ~ Prioritization of Needs and Plan Implementation *(November 2002)*
- Board subcommittee review and comments regarding Section III ~ Plan Development Process *(October 2002)*
- Completion of the Parks and Recreation Department 5-Year Strategic Plan *(First draft complete)*
- Public input period for the revised Master Plan *(January 2003)*
- Board consideration of the revised Master Plan *(January 2003)*
- Planning and Zoning Commission consideration of the revised Master Plan *(March 2003)*
- City Council presentation and consideration of ordinance adopting revised Master Plan *(April 2003)*

Provide oversight for the implementation of Veterans Park and Athletic Complex

- Memorial Dedication Ceremony on November 11, 2002
- Complete Phase I development *(VS2S2.d)*
- Investigate potential agreement with the College Station Soccer Club for clubhouse building
- Conduct Grand Opening of the Phase I project *(Spring 2003)*
- Review operations and maintenance and make recommendations for Fiscal Year 2004
- Review Needs Assessment and update as required
- Develop revisions for Phase II recommendations

Provide oversight for the design and installation of the batting cages and backstops at Bee Creek Park

- Secure funding
- Approve site plan
- Complete construction *(Under construction)*

Provide oversight for the installation of the new jogging track at Jack and Dorothy Miller Park

- Complete construction *(September 2002)*
- Investigate alternative types of surfacing for playgrounds

Support implementation of the Greenways Master Plan *(VS2S3.a)*

- Receive update report from Greenways Coordinator
- Review Recreation, Park, and Open Space Master Plan as it relates to greenways

Support the City Council's Interagency Plan on any Park and Recreation related issues

- Continue dialog with the College Station Independent School District regarding future school/park developments and programs
- Continue dialog with the College Station Independent School District and the South Knoll PTO concerning the potential of rubberizing the South Knoll jogging track *(Interlocal Agreement approved by the City Council on December 19, 2002.)*
- Continue dialog with Texas A&M University regarding Hensel Park and Veterans Park and Athletic Complex

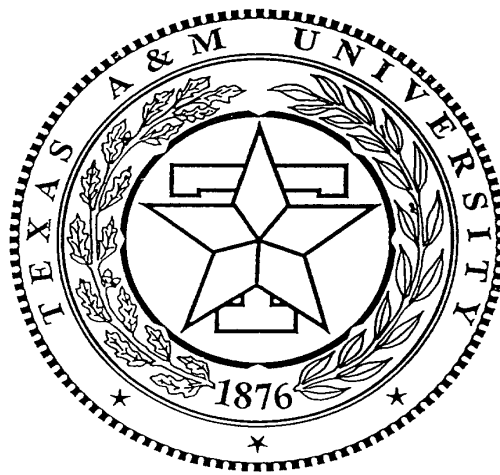
- Continue to investigate joint programming opportunities with the City of Bryan Parks and Recreation Department (*VS2S2.c*) (*In progress*)

Identify potential new sources of revenue

- Identify potential grant opportunities (*TPWD - October, 2002*)
- Investigate the potential for a donations program (*In progress*)
- Review user fees and develop recommendations

APPENDIX 7

An Evaluation Of College Station Residents' Attitudes
Toward CSPARD:
A Class Project For RPTS 336-Research Methods



Assisted By:

Dr. Stacey Baker

And

Shu Tian

EXECUTIVE SUMMARY

The purpose of this study was to accurately access and analyze the expressed needs and desires of the residents of College Station, with regards to the Parks and Recreation Department. This study was conducted by students from Texas A&M University's Recreation, Park and Tourism Sciences 336 class, with the assistance of Dr. Stacey Baker and graduate assistant, Shu Tian.

The first phase of the project was a focus group conducted on September 22, 1997, to find out how selected members of the community felt about their parks and recreation facilities. Seven residents of College Station were selected to be members of the focus group. The group of individuals was very knowledgeable about the community and many of the activities that go on in the city. The group appeared to be relaxed and answered questions with informative and positive answers. These responses were used to assist in the development of the questionnaire used during the survey. A copy of the focus group questions is attached in Appendix A.

The following information is a brief overview of the focus group results:

- All of the members of the focus group felt that more information should be available throughout the community on programs and facilities provided by CSPARD.
- Major opinions expressed by members of the group concerned linear trails, natural spaces, beautification and availability of information on the Master Plan for CSPARD.

The second phase of the project was the development of the survey questionnaire. The contents of the survey were molded from the themes and concerns generated during the focus group. The survey was comprised of 32 fact-finding questions. A copy of the survey is attached in Appendix B. Questions on the survey included information regarding:

- Household information
- Suggestions for improvements
- Park usage patterns
- Satisfaction and impressions

The third phase of the project was the collection of the data. The procedures used to collect the data for this survey included establishing a sample frame. The sample frame consisted of College Station residents living in residential units, including apartments. The sample frame did not include individuals living on campus. The use of a zoning process helped further identify our sample frame. The City of College Station was divided into four geographic regions. This process was selected to provide equal representation of all College Station residents. The four zones used for the survey are as follows:

- Zone 1: East of Texas Avenue and north of Harvey Road
- Zone 2: East of Texas Avenue and south of Harvey Road
- Zone 3: West of Texas Avenue and south of FM 2818
- Zone 4: West of Texas Avenue and north of FM 2818

The survey was conducted using a self-administered format. Students within the class were responsible for distributing the surveys within their designated zones. The surveys were left with the individual residents and picked up the following day. A copy of the survey is attached in Appendix B.

Some of the findings from the survey are indicated below:

General Information

- The overall response rate was 71% from an effective sample size of 427 with 304 total responses. Females completed approximately 60% of the surveys and males completed 40% of the surveys (Table 2A).
- Nearly 23% of the respondents indicated their annual average household income was less than \$14,999 (Table 2B).
- Approximately 63% of the households surveyed did not have children under the age of 18 (Table 2C).

Suggestions for Improvements

- The respondents ranked the After School Children's programs as being the most important program for our community, with At-Risk Youth programs following closely behind (Table 3B).

Usage Patterns

- Only 8% of respondents indicated they did not use College Station parks (Table 4B).
- About 53% of respondents indicated lack of time was the major hindrance of their usage of the parks (Table 4C).
- 80% of respondents live less than one and one-half miles from a park (Table 4D).
- Almost 50% of respondents indicated they do not regularly participate in structured programs (Table 4E).

Satisfaction and Impressions

- Almost 87% of respondents reported having positive feelings about the parks (Table 5A).
- 85% of respondents said they have adequate parks in their vicinity (Table 5A).
- 83% of the respondents agreed that the facilities in the CSPARD system are well maintained (Table 5A).

The fourth phase of the project was the development of the conclusions and recommendations as identified by the class.

CONCLUSIONS AND RECOMMENDATIONS

1. Recommend improvements in the method of program information distribution. Approximately 28% of the respondents to the survey indicated they did not receive adequate information about the programs and facilities offered by CSPARD. According to the survey 42% of the people surveyed received their information through local newspapers. Respondents indicated that their preferred method of receiving information is through television advertisements, if possible.
2. According to the respondents, the preferred method of registration for programs is to register in person. There is less than .7% difference in the second choice of respondents. It is recommended that registration by telephone be implemented to assist in the registration process for programs offered by CSPARD.
3. Residents of College Station expressed concerns about the lack of information available regarding the CSPARD Master Plan and the construction of the new athletic park. Providing information on the Master Plan and the construction plans of the new athletic park will greatly improve the overall awareness and satisfaction of the residents.
4. Recommend that CSPARD further clarify the constraints identified under park usage. 53% of the respondents identified a lack of time as the number one hindrance in park usage. Clarifying whether the lack of time is a result of conflicting program schedules or personal time schedules may help in allowing residents better access to programs offered by CSPARD.
5. One conclusion established by this survey was the lack of responsiveness by and for senior citizens. Numerous members of the data collection teams reported senior citizens as unwilling to fill out the survey. Combined with senior citizen programs ranking last among programs of importance, may indicate a forgotten market in the community.
6. Residents of College Station indicated through their responses the value and importance of beautification in city parks. It is the conclusion of this project group that expense is no deterrent in the continued efforts of CSPARD to maintain the level of beautification currently seen throughout the parks.
7. The final conclusion that is noted by this project group is the concern for adequate trails in and around the community. Residents indicated a wish list desire for a trails system linking city parks. However, residents listed their willingness to spend funds on this trail system as their last option. Understanding the conflict between desires and willingness noted by the respondents may enable CSPARD to better facilitate the desires of the community.

APPENDIX 8

Lick Creek Park Master Plan



**MASTER PLAN FOR
LICK CREEK PARK**

PREPARED BY TAMU RECREATION & PARKS DEPT.
AND PARKS PLANNING/CITY OF COLLEGE STATION

APPENDIX 8-A
Wolf Pen Creek Corridor Master Plan

Map is Under Construction

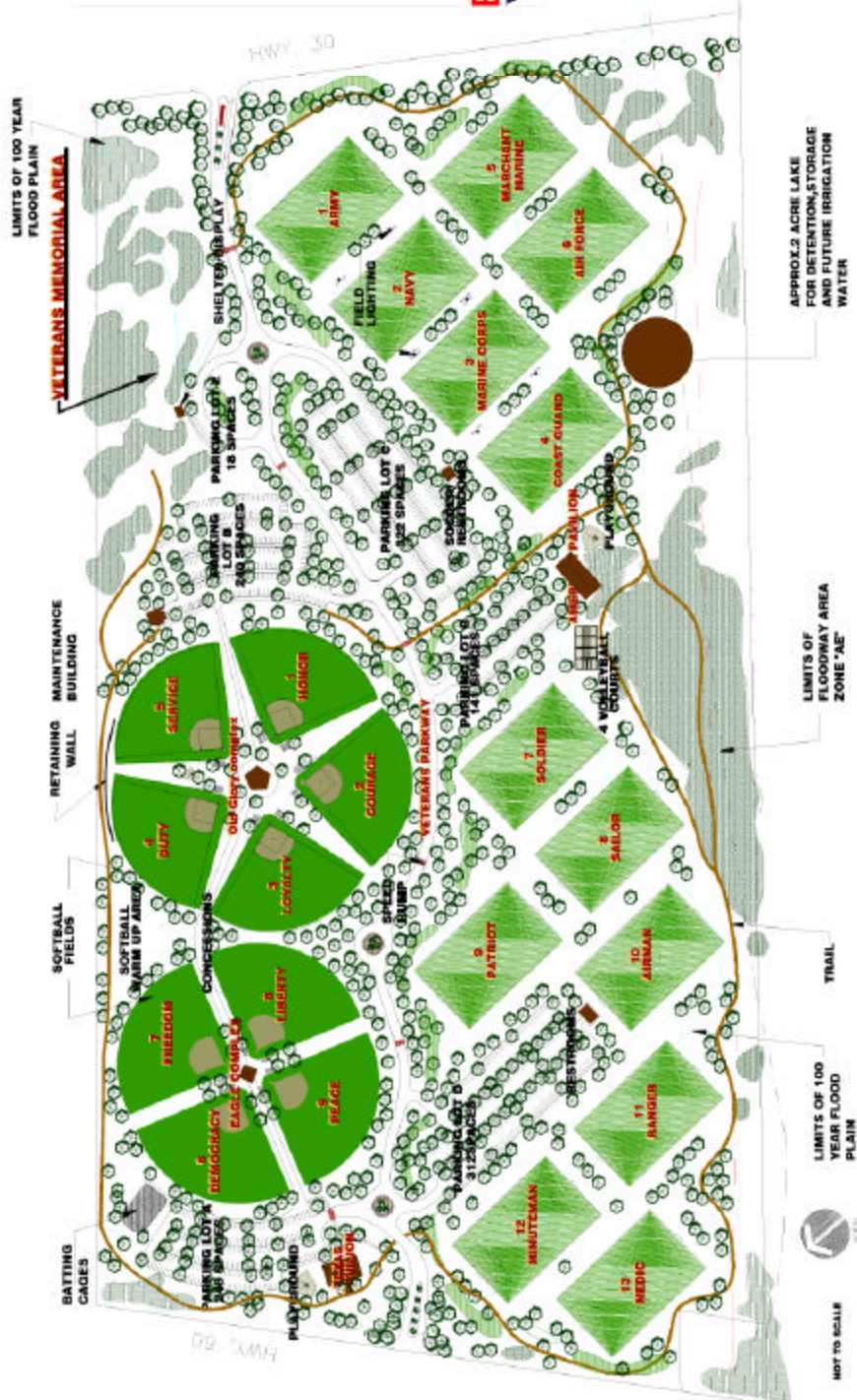
The site map illustrates the layout of the College Station Parks and Recreation Department. Key features include:

- Streets:** LUTHER, MONTELEONE, THOMPSON, HOLLEMAN DR., WELBORN RD., and BEAVER ST.
- Facilities:** PLAYGROUND, BASKETBALL COURT, JOGGING/WALKING TRAIL, LIGHT POLE, MAINTENANCE BUILDING, PARKING LOT, LINCOLN CENTER, BASKETBALL COURT, PLAYGROUND, IRON FENCE, WAYNE SMITH BASEBALL FIELDS, CONCESSION RESTROOM, and MAINTENANCE SHOP.
- Landmarks:** A large green area representing a park or field, and a smaller green area representing a playground.
- Orientation:** A north arrow is located in the top right corner, pointing towards the top right of the map.
- Scale:** A scale bar is located in the bottom right corner, indicating distances in feet.

**City of College Station
PARKS AND RECREATION DEPARTMENT**

The logo for the Brazos Valley Veterans Memorial. It features a stylized American flag with red and white stripes and a blue field with white stars. A large, dark blue five-pointed star is positioned to the right of the flag. The text "BRAZOS VALLEY" is written in red, and "VETERANS MEMORIAL" is written in blue, both in a bold, sans-serif font, stacked vertically to the right of the star.

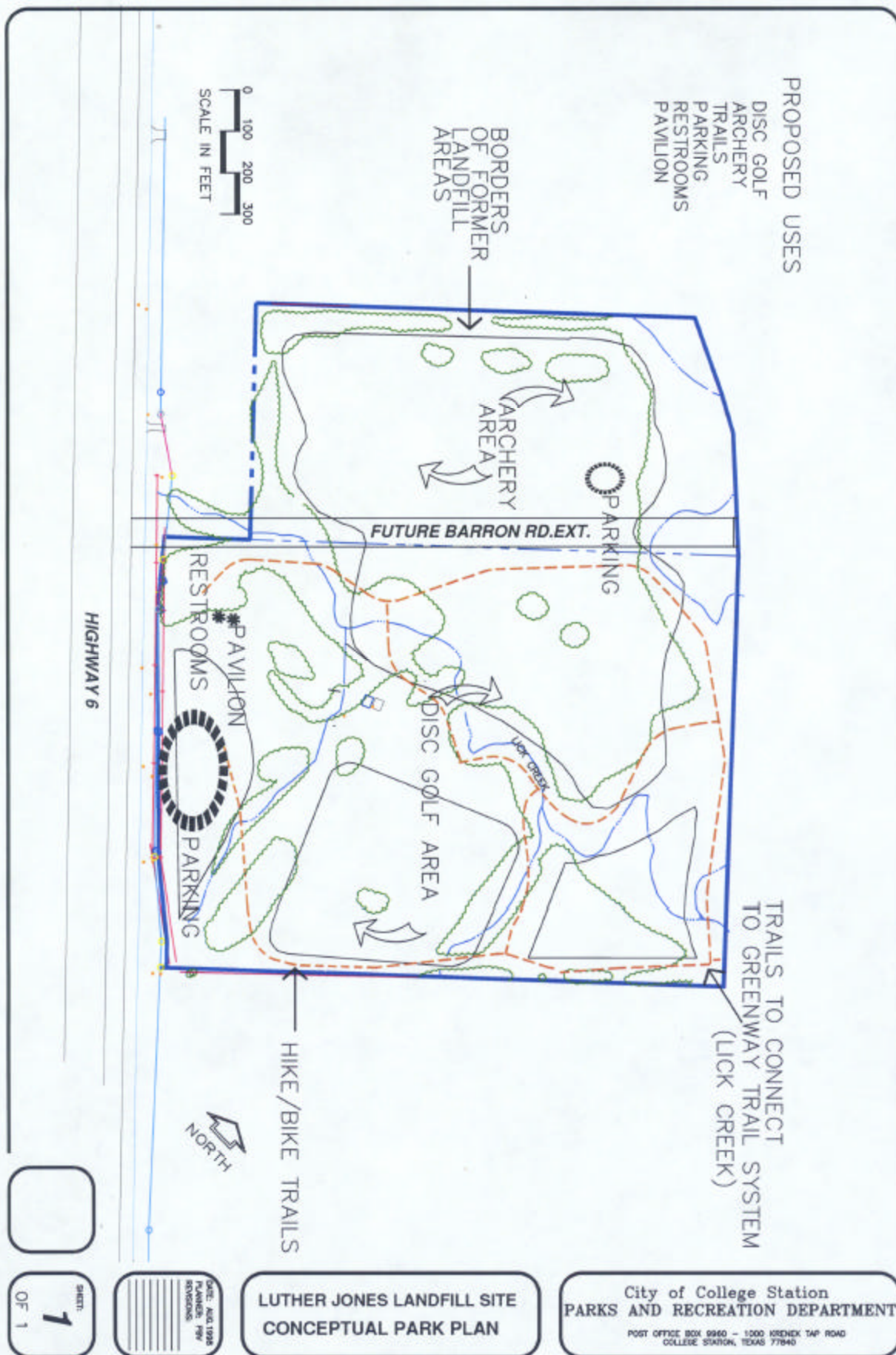
**APPROVED
MASTER PLAN
May 25, 2000**



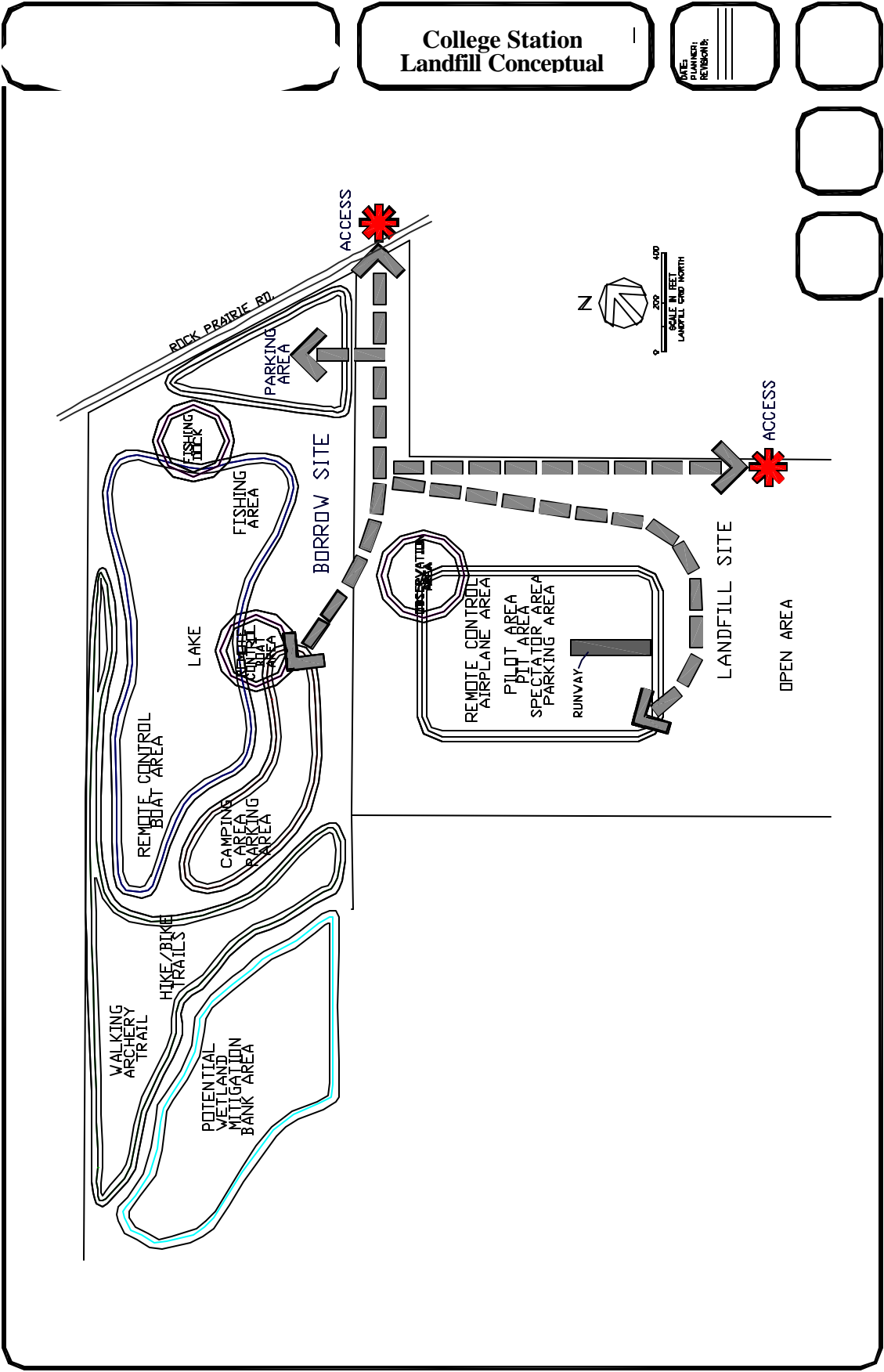
**VETERANS PARK AND ATHLETIC COMPLEX
CITY OF COLLEGE STATION**

APPENDIX 8-D

Luther Jones Landfill Master Plan



APPENDIX 8-E
College Station Landfill Master Plan



APPENDIX 9

2002 College Station Parks & Recreation Advisory Board Members

*John P. Nichols, Chairman
1317 Angelina Court
College Station, Texas 77840

*Glen A. Davis
602 Ivycove
College Station, Texas 77845

*Don Allison
601 Coachlight
College Station, Texas 77845

Glenn Schroeder
1304 Autumnwood Drive
College Station, Texas 77845

Jodi Warner
3521 Graz Drive
College Station, Texas 77845

Bill Davis
1219 Boswell St.
College Station, Texas 77840

Larry Farnsworth
4012 Hunter Creek
College Station, Texas 77845

APPENDIX 10

2002 Year-End Population and Neighborhood Park Acreage

Park Zone	Park Acres	Estimated Population	Acres Per 1,000 Population	Acres Needed*	Deficit/Surplus
1	0.0	4,103	0.00	14.36	-14.36
2	39.78	11,350	2.87	39.72	+.06
3	2.5	6,264	2.50	21.92	-19.42
4	14.37	1,425	10.08	4.98	+9.39
5	62.58	11,864	5.27	41.52	+21.06
6	50.82	15,888	3.20	55.61	-4.78
7	9.26	5,406	1.71	18.92	-9.66
8	26.4	2,824	9.34	9.88	+16.52
9	3.21	1,438	0.00	5.03	-1.82
10	24.13	3,355	7.19	11.74	+12.39
11	10.2	2,267	4.50	7.93	+2.27
12	0.0	593	0.00	2.07	-2.07
13	4.35	455	0.00	1.59	+2.76
14	0.0	200	0.00	.70	-.70
15	0.0	1,342	0.00	4.70	-4.70
16	0.0	838	0.00	2.93	-2.93

*Based on a standard of 3.5 acres of neighborhood parks per 1,000 population.

APPENDIX 10-A

2002 Year-End Population and Community Park Acreage

Park Zone	Park Acreage	Estimated Population	Acres Per 1,000 Population	Acres Needed*	Deficit/Surplus
1	29.70	4,103	7.23	14.36	+15.34
2	16.10	11,350	1.42	39.72	-23.62
3	66.69	6,264	10.64	21.92	+44.77
4	0.0	1,425	0.00	4.97	-4.97
5	44.70	11,864	3.76	41.52	+3.18
6	64.76	15,888	4.07	55.61	+9.15
7	0.0	5,406	0.00	18.92	-18.92
8	0.0	2,824	0.00	9.88	-9.88
9	62.0	1,438	0.00	5.03	+56.97
10	0.0	3,355	0.00	11.74	-11.74
11	0.0	2,267	0.00	7.93	-7.93
12	0.0	593	0.00	2.07	-2.07
13	0.0	455	0.00	1.59	-1.59
14	0.0	200	0.00	.70	-.70
15	0.0	1,342	0.00	4.70	-4.70
16	0.0	838	0.00	2.93	-2.93

*Based on a standard of 3.5 acres of community parks per 1,000 population.

APPENDIX 10-B

2012 Population and Neighborhood Park Acreage

Park Zone	Projected Population	Projected Population Increase ¹	Acres Needed for Population Increase ²	Total Acreage Needed ²	2002 Acreage ³	2012 Deficit/ Surplus
1	4,607	504	1.76	16.12	0.0	-16.12
2	11,546	196	.69	40.41	32.64	-7.77
3	6,573	309	1.08	23.00	2.50	-20.50
4	1,818	393	1.37	6.36	14.37	+8.01
5	12,043	179	.63	42.15	62.58	+20.43
6	16,034	146	.51	56.12	50.82	-5.30
7	6,186	780	2.73	21.65	9.26	-12.39
8	3,055	231	.81	10.69	26.40	+15.71
9	8,738	7,300	25.55	30.58	3.21	-27.37
10	12,076	8,721	30.52	42.27	24.13	-18.14
11	3,623	1,356	4.74	12.68	10.20	-2.48
12	1,135	542	1.89	3.97	0.0	-3.97
13	1,170	715	2.50	4.09	0.0	-4.09
14	593	393	1.37	2.08	0.0	-2.08
15	1,748	621	2.17	6.11	0.0	-6.11
16	724	101	.35	2.53	0.0	-2.53

¹ Over 2002 year-end levels.

² Based on a standard of 3.5 acres of neighborhood parks per 1,000 population.

³ Includes existing mini-parks.

APPENDIX 10-C

2012 Population and Community Park Acreage

Park Zone	Projected Population	Population Increase ¹	Acres Needed for Population Increase ²	Total Acreage Needed ²	2002 Acreage	2012 Deficit/Surplus
1	4,607	504	1.76	16.12	29.7	+13.58
2	11,546	196	.69	40.41	16.1	-24.31
3	6,573	309	1.08	6.57	66.7	+60.13
4	1,818	393	1.37	6.36	0.0	-6.36
5	12,043	179	.63	42.15	44.7	+2.55
6	16,034	146	.51	56.12	66.69	+10.57
7	6,186	780	2.73	21.65	0.0	-21.65
8	3,055	231	.81	10.69	0.0	-10.69
9	8,738	1,300	25.55	30.58	0.0	-30.58
10	12,076	8,721	30.52	42.27	0.0	-42.27
11	3,623	1,356	4.74	12.68	0.0	-12.68
12	1,135	542	1.89	3.97	0.0	-3.97
13	1,170	715	2.50	4.09	0.0	-4.09
14	593	393	1.37	2.08	0.0	-2.08
15	1,748	621	2.17	6.11	0.0	-6.11
16	724	101	.35	2.53	0.0	-2.53

¹ Over 2002 year end levels.

² Based on a standard of 3.5 acres of community parks per 1,000 population.

APPENDIX 11

College Station Parks & Recreation Department's Specific Goals and Objectives 2002-2012 (Prioritized)

Specific Goals & Objectives	Start	Complete	Comments
1. Implement approved Capital Improvement Program.	1999	2010	Includes bond funds, park land dedication, CDBG & others.
1.1 - Renovate Adamson Pool.	1999	2000	Pool, mechanical system, etc.
1.2 - Construct Teen Center.	1999	1999	Opening Fall, 1999.
1.3 - Acquire and develop Madeley Park.	1998	2003	CDBG & bond funding. Complete & enhance TxDOT project.
1.4 - Improve Eastgate landscaping.	1998	2000	Part of facilities replacement program for FY1999.
1.5 - Renovate irrigation.	1999	2000	Design will be complete in 2000.
1.6 - Design Veterans Park and Athletic Complex and begin construction.	1998	2000	Construction of first facilities to be complete in 2001.
1.7 - Acquire Community Park (Zone 10).	1998	2001	62 acres; bond funds.
1.8 - Renovate Thomas Park Lights.	1999	2000	Part of facilities replacement program FY1999.
1.9 - Design and construct West District Maintenance Shop.	1998	2000	This facility will replace the buildings now in use.
1.10 -Design & construct Edelweiss Park (Zone 5).	1998	1999	Neighborhood park development; bond & PLD funds.
1.11 -Design & construct Willow Branch Tennis Courts (PDF Zone 6).	1999	2000	Four (4) lighted courts; PLD funds.
1.12 -Develop Woodway Park (PDF Zone 7).	2002	2003	Neighborhood park development; PLD funds.
1.13 -Develop Lick Creek Park.	1999	2005	Design & construction of facilities; bond funds & TPWD Grants.
2. Implement the Wolf Pen Creek Master Plan.	1998	2010	
2.1 - Clean up site.	1998	1999	
2.2 - Provide public information	1998	1999	
2.3 - Design initial trail project.	1998	2000	
2.4 - Construct lower trail project.	2002	2003	
2.5 - Extend George Bush Drive	1998	2001	
2.6 - Improve Wolf Pen Creek channel.	1998	2003	
2.7 - Revise FEMA Map.	1999	2000	

2.8 - Construct upper trails and pedestrian bridges. 2002 2003

Specific Goals & Objectives		Start	Complete	Comments
3. Enhance the public perception of the Wolf Pen Creek Corridor.		1999	2005	
3.1 - Develop a policy that clearly defines the intended purpose of the amphitheater.		1999		
3.2 - Support the Wolf Pen Creek corridor implementation plan through the oversight committee.		1999	2000	
3.3 - Coordinate with the Arts Council concerning the design and development of public art.		1999	2002	
3.4 - Assist with the development of the Arts Council building		2002	2003	
4. Encourage the early development of the former landfill site on State Highway 6.		1999	2005	
4.1 - Seek City Council Approval of conceptual plan.				
4.2 - Request funding based upon approved plan.				
4.3 - Develop design plan and specifications.				
4.4 - Construct project.				
5. Emphasize Lincoln Center development and program enhancement.		1998	2005	Complete approved master plan and enhance programming efforts.
5.1 - Update the Lincoln Center Master Plan.				
5.2 - Update the Tarrow Park Master Plan.				
5.3 - Enhance the effectiveness of the Lincoln Center Advisory Committee.				
5.4 - Visit other community recreation centers.				
6. Support the implementation of the Greenways Master Plan		1999	2010	
6.1 - Coordinate parks acquisition and development projects with the Greenways Master Plan.				
6.2 - Assist in the acquisition of greenways tracts.				
6.3 - Develop projects for potential grant applications (TPWD).				

Specific Goals & Objectives	Start	Complete	Comments
7. Investigate a dedicated revenue source for community park development. 7.1 - Seek information from other communities. 7.2 - Develop a draft ordinance. 7.3 - Form a focus group for review and comment. 7.4 - Seek Parks & Recreation Board approval. 7.5 - Seek Planning & Zoning Commission approval. 7.6 - Seek City Council Approval.	1999	2000	Investigate and determine feasibility.
8. Establish an on-going re-appraisal of existing parks, facilities, and services offered by the department. 8.1 - Determine the scope of the project and develop a schedule. 8.2 - Develop a survey instrument and methodology. 8.3 - Conduct surveys as required and collect information. 8.4 - Analyze results and develop findings. 8.5 - Develop a strategic plan for park and recreation facilities.			
9. Encourage arboretum/garden parks and color emphasis in existing parks. 9.1 – Develop a policy regarding the level of turf maintenance for parks and public facilities. 9.2 – Incorporate greenways into the parks system as natural areas. 9.3 - Continue to preserve “pocket” natural areas within parks whenever possible. 9.4 - Develop design criteria for trees and plants that emphasize seasonal color.			
10. Investigate the feasibility of cooperative ventures with the College Station Independent School District. 10.1 - Establish an organizational mechanism with the School Board	1999	2005	Facilities and programs.

to agree on joint benefits.

Specific Goals & Objectives		Start	Complete	Comments
10.2 - Determine what opportunities exist in College Station for joint projects.				
10.3 - Develop a priority of development.				
10.4 - Seek funding.				
11. Develop an Urban Forestry Plan for College Station.		2000	2002	
11.1 - Determine areas to be addressed.				
11.2 - Determine levels of assistance.				
11.3 - Assess tree population.				
11.4 - Assess planning opportunities for new trees.				
11.5 - Assess existing maintenance functions and new tree planting, care and time spent.				
11.6 - Assess management resources.				
11.7 - Create a Risk Policy Statement.				
11.8 - Develop a city tree ordinance.				
11.9 - Implement an Urban Forestry Management Strategy.				
12. Incorporate public art into the park system.		1999	2005	
12.1 - Complete public art at Eastgate Park.		2000	2000	
12.2 - Complete public art at Tarrow Street median.		2002	2002	
12.3 - Complete art work at Wolf Pen Creek Amphitheater entrance.		2002	2002	
12.4 - Develop the Veterans Memorial Area.		2001	2002	
12.5 - Incorporate the acquisition process into the Arts Council public art program.		1999		
13. Investigate the feasibility of cooperative ventures with TAMU on facilities and programs.		1999	2005	Veterans Park & Athletic Complex, Hensel Park, Lick Creek Park and other sites.
13.1 - Continue to support joint activities associated with Lick Creek Park.				
13.2 - Investigate the feasibility of cooperative planning at the Veterans Park/TAMU Wildlife Interpretive Center.				

Specific Goals & Objectives	Start	Complete	Comments
13.3 - Investigate the potential for cooperative ventures with the George Bush natural area.			
13.4 -Continue to assist with the development and maintenance of Hensel Park.			